1786. c. 14.

A Particular of the Freehold Bargains

Rented of the Right Honble. Lady Wenman, *and Mrs.* Ann Herbert, *by Mr.* Thomas Howe, *near* Eaſtchurch *in the Iſle of* Shepey, *in the County of* Kent; *by Leaſe, Eight Years unexpired at* Michaelmas, 1763: *Which will be* Sold *by* Auction *by Mr.* Way, *on* Wedneſday *the 5th Day of* October, 1763, *between the Hours of One and Four o'Clock, at Mr.* Read's, *the King's Head Inn, in the City of* Rocheſter, *in the ſaid County of* Kent.

	Quality.	Quantity. Ac. r. p.	Old Rent. £. s. d.	Mr. *Meſſeder's* Valuation. £. s. d.
Rides Marſhes.				
The 14 Acres	*P.*	14 0 29		
The 15 Acres	*P.*	15 3 28		
		30 0 17	14 0 0	22 10 0
Rides Farm.				
A Well-built Farm-houſe, Barns, Yard, &c.	-	1 2 0		
The Pightle	*P.*	0 3 24		
The Home-field	*A.*	12 0 0		
The 20 Acres	*P.*	20 2 26		
Great Rides	*P.*	133 3 16		
Little Rides	*P.*	106 1 30		
		275 1 16	40 0 0	100 16 0
Old Marſhes.				
The 12 Acres	*P.*	12 2 0		
The 10 Acres	*P.*	9 3 8		£. s. d.
The 5 Acres	*P.*	5 2 9		
The 50 Acres	*P.*	51 2 0		4500 0 0
The 30 Acres	*P.*	35 2 0		
The 12 Acres	*P.*	13 0 0		
The 16 Acres	*P.*	17 0 34		
		145 0 11	70 0 0	87 18 0
Land called Jenkins's.				
The Barn Field, in which is a Barn	*A.*	19 1 20		
The 16 Acres	*P.*	16 0 25		
The Lane Field	*A.*	18 1 30		
The Long Field	*P.*	38 2 0		
Eaſtchurch Field, formerly in two	*P.*	51 1 0		
New Field, Tythe-free	*P.*	42 0 30		
		185 3 25	47 0 0	62 10 0
Total	Ac.	636 1 29	£171 0 0	£273 14 0

N. B. The Eſtate is well Tenanted, lays all adjoining to each other, being upwards of 636 Acres of Incloſed Arable, Meadow, Paſture, and good Marſh Land; it is a deſireable and improveable Eſtate, and has been ſurveyed and valued by Mr. *Meſſeder*, a Perſon of known Skill and Integrity, who does inſiſt upon it there is Room to advance the Rent upwards of 100 *l.* per Annum. The Whole to be Sold in One Lot, and put up at - - - - - - -

The Premiſſes may be viewed any Day to the Time of Sale, by applying to Mr. Wood *at* Grove's-Farm, *in* Shepey. *For farther Particulars enquire of Mr.* Hinde, *Attorney at* Milton; *or of Mr.* Way, *of* Thame, *in* Oxfordſhire.

CONDITIONS of SALE.

I. *THAT the higheſt Bidder will be declared the Buyer, and if any Diſpute ſhall ariſe between the Bidders, the Premiſſes to be put up again, and Re-ſold.*

II. *That no Perſon advance leſs than* Ten Pounds *each Bidding.*

III. *That the Purchaſer do pay down immediately into the Hands of Mr.* Way, Ten Pounds *per Cent. in Part of the Purchaſe-Money as Earneſt; and the Remainder of the Purchaſe-Money, on or before the 5th of* January *next, or to forfeit the ſaid Depoſit-Money for the Uſe of the Proprietors; and the Proprietors to have full Liberty to Re-ſell the Premiſſes, free from all Demands of ſuch Purchaſer at the preſent Sale; and the Deficiency and Expence, if any, to be made good by the Defaulter at this Sale.*

IV. *The proper Conveyances to be made at the Expence of the Purchaſer, and Poſſeſſion to be given on executing the Title-Deeds.*

V. *That all Taxes and Pariſh Rates ſhall be cleared off to St.* Thomas, 1763; *and that Articles ſhall be immediately executed between the Proprietors and Purchaſer, to fulfil the above Conditions.*